

**SNAPSHOT of HOME Program Performance--As of 12/31/10  
Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping\*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile)*:	
					Group	B Overall
<b>Program Progress:</b>			PJs in State: <input type="text" value="10"/>			
% of Funds Committed	<input type="text" value="93.10"/> %	<input type="text" value="98.77"/> %	<input type="text" value="9"/>	<input type="text" value="96.48"/> %	<input type="text" value="20"/>	<input type="text" value="23"/>
% of Funds Disbursed	<input type="text" value="76.43"/> %	<input type="text" value="94.20"/> %	<input type="text" value="10"/>	<input type="text" value="89.00"/> %	<input type="text" value="4"/>	<input type="text" value="5"/>
Leveraging Ratio for Rental Activities	<input type="text" value="7.54"/>	<input type="text" value="3.69"/>	<input type="text" value="1"/>	<input type="text" value="4.81"/>	<input type="text" value="100"/>	<input type="text" value="100"/>
% of Completed Rental Disbursements to All Rental Commitments***	<input type="text" value="74.47"/> %	<input type="text" value="95.65"/> %	<input type="text" value="9"/>	<input type="text" value="83.25"/> %	<input type="text" value="20"/>	<input type="text" value="16"/>
% of Completed CHDO Disbursements to All CHDO Reservations***	<input type="text" value="68.09"/> %	<input type="text" value="78.26"/> %	<input type="text" value="8"/>	<input type="text" value="70.99"/> %	<input type="text" value="37"/>	<input type="text" value="35"/>
<b>Low-Income Benefit:</b>						
% of 0-50% AMI Renters to All Renters	<input type="text" value="65.46"/> %	<input type="text" value="76.91"/> %	<input type="text" value="10"/>	<input type="text" value="81.75"/> %	<input type="text" value="9"/>	<input type="text" value="11"/>
% of 0-30% AMI Renters to All Renters***	<input type="text" value="24.23"/> %	<input type="text" value="51.14"/> %	<input type="text" value="9"/>	<input type="text" value="45.84"/> %	<input type="text" value="12"/>	<input type="text" value="15"/>
<b>Lease-Up:</b>						
% of Occupied Rental Units to All Completed Rental Units***	<input type="text" value="72.68"/> %	<input type="text" value="87.72"/> %	<input type="text" value="10"/>	<input type="text" value="96.12"/> %	<input type="text" value="2"/>	<input type="text" value="3"/>
<b>Overall Ranking:</b>			In State: <input type="text" value="9"/> / <input type="text" value="10"/>	Nationally: <input type="text" value="10"/>		<input type="text" value="15"/>
<b>HOME Cost Per Unit and Number of Completed Units:</b>						
Rental Unit	<input type="text" value="\$15,551"/>	<input type="text" value="\$14,803"/>		<input type="text" value="\$27,889"/>	<input type="text" value="194"/> Units	<input type="text" value="13.70"/> %
Homebuyer Unit	<input type="text" value="\$3,929"/>	<input type="text" value="\$14,047"/>		<input type="text" value="\$15,632"/>	<input type="text" value="519"/> Units	<input type="text" value="36.70"/> %
Homeowner-Rehab Unit	<input type="text" value="\$13,624"/>	<input type="text" value="\$16,040"/>		<input type="text" value="\$21,037"/>	<input type="text" value="703"/> Units	<input type="text" value="49.60"/> %
TBRA Unit	<input type="text" value="\$0"/>	<input type="text" value="\$2,713"/>		<input type="text" value="\$3,206"/>	<input type="text" value="0"/> Units	<input type="text" value="0.00"/> %

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Milwaukee County Consortium WI

**Total Development Costs:**  
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$87,768	\$36,197	\$14,321
<b>State:*</b>	\$66,245	\$75,846	\$17,900
<b>National:**</b>	\$99,461	\$78,568	\$23,907

**CHDO Operating Expenses:**  
(% of allocation)

<b>PJ:</b>	0.0 %
<b>National Avg:</b>	1.2 %

**R.S. Means Cost Index:** 1.07

<b>RACE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	70.4	89.2	93.7	0.0
Black/African American:	13.4	1.2	1.8	0.0
Asian:	0.0	0.2	0.4	0.0
American Indian/Alaska Native:	2.1	0.8	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.1	0.0
Black/African American and White:	1.4	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.1	0.0
Asian/Pacific Islander:	0.0	1.0	0.1	0.0

<b>ETHNICITY:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
Hispanic	12.7	6.9	2.8	0.0

<b>HOUSEHOLD SIZE:</b>	Rental %	Homebuyer %	Homeowner %	TBRA %
1 Person:	41.5	24.7	37.1	0.0
2 Persons:	41.5	14.5	24.3	0.0
3 Persons:	7.0	19.7	13.9	0.0
4 Persons:	7.7	26.1	10.8	0.0
5 Persons:	2.1	10.6	7.4	0.0
6 Persons:	0.0	1.9	3.4	0.0
7 Persons:	0.0	1.5	1.6	0.0
8 or more Persons:	0.0	0.2	0.7	0.0

**HOUSEHOLD TYPE:**

	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	25.4	26.4	16.6	0.0
Elderly:	28.9	0.8	36.8	0.0
Related/Single Parent:	16.2	25.9	18.3	0.0
Related/Two Parent:	10.6	42.1	25.7	0.0
Other:	19.0	3.3	1.3	0.0

**SUPPLEMENTAL RENTAL ASSISTANCE:**

Section 8:	15.5	0.2 <sup>#</sup>
HOME TBRA:	0.7	
Other:	3.5	
No Assistance:	80.3	

**# of Section 504 Compliant Units / Completed Units Since 2001** 75

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

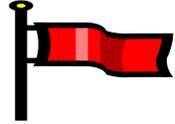
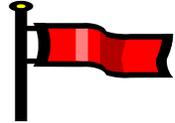
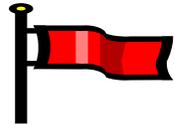
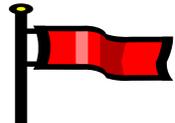
Participating Jurisdiction (PJ): Milwaukee County Consortium State: WI

Group Rank: 10  
(Percentile)

State Rank: 9 / 10 PJs

Overall Rank: 15  
(Percentile)

Summary: 4 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	74.47	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	68.09	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	65.46	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	72.68	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	4.21	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

